

Before the Board of Zoning Adjustment, D. C.

Application No. 12160, of the D. C. Department of Housing and Community Development, pursuant to Sub-sections 8207.1 and 8207.2 of the Zoning Regulations, for a special exception under Section 5306 to approve roof structure for an apartment house in the C-2-B District at the premises 2900 - 14th Street, N. W., (Square 2670, Lots 31-35, 38, 39, 57-62, 66, 68, 73, 80-83, 800, 820, 821, 831, 833, 834, 836 and part of a closed alley) and for a variance from the rear yard requirements (Sub-section 5303.1) to permit the construction of two apartment buildings in the C-2-B District at the premises 2800-2802, 14th Street, N. W. and 2804-2806- 14th Street, N. W. (Square 2668, Lots 1, 22, 46, 50, 51, 55-57, 812, 813, 825, and 828).

HEARING DATE: June 22, 1976

DECISION DATE: June 22, 1976 (From the Bench)

FINDINGS OF FACT:

1. The Zoning Commission on December 8, 1975 rezoned the sites from C-2-A and R-5-B to C-2-B (Order No. 121).
2. The application covers two sites located in the 14th Street Urban Renewal Area, separated by Harvard Street, bounded on the east by 14th Street, on the west by a 20 foot alley, to the south by Girard Street and on the north by Columbia Road, N. W.
3. The sites are presently vacant.
4. The proposed development is consistent with the 14th Street Urban Renewal Plan.
5. The penthouse , proposed for the building in square 2670 , is 570 square feet in gross floor area, enclosed with brick to match the main facade, which color is earthly brown. The penthouse 17' 4" in height, sits back from all property lines the required distance, and contains elevator machine room, exterior stairs and air handling equipment. It does not exceed the 1/3 roof coverage on the .12 FAR allowed.

6. The Zoning Regulations, applied to Square 2668, require a depth of rear yard equal to four inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 feet. Applying this standard, to the proposed building, the required depth of rear is 15 feet.

7. The Urban Renewal Plan requirements, are more restrictive than zoning, except they do not require a rear yard.

8. The plan specifies minimum usable open space, a set back along 14th Street (a special community street), plan and open space, off-street parking spaces, and design review of site and building plans to insure that all improvements are consistent with the plan objectives.

9. If it were not for the ten (10) foot set back along 14th Street, required by the plan, the rear yard could be provided in accordance with the Zoning Regulations.

10. Since the 13 foot rear yard abuts a 20 foot alley there will be 33 feet between the existing and proposed buildings.

11. There was no opposition at the hearing.

CONCLUSIONS OF LAW:


Based upon the above Findings of Fact and the Evidence, of Record, the Board finds that the proposed roof structure harmonizes with the main structure in architectural character, material and color. The proposed FAR of the structure is within the maximum allowed by the regulations. The Board finds that the special exception is in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

The Board also finds based upon the exceptional circumstances resulting from the combined effect of the Urban Renewal Plan and the shape of the lot, that a rear yard variance is justified and that there will not result any adverse affect on the use of neighboring property.

ORDERED: It is hereby ordered that the above application
be GRANTED.

VOTE: 3-0 (Ruby B. McZier, William F. McIntosh, William
S. Harps to grant)(Lilla Burt Cummings, Esq., and
Leonard L. McCants absent and not voting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: 
ARTHUR B. HATTON
Secretary to the Board

FINAL DATE OF ORDER: July 19, 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR
OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE
EFFECTIVE DATE OF THIS ORDER.